

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Snohomish County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$32,202,129**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	15			
Program Progress:							
% of Funds Committed	92.35 %	97.72 %	14	95.51 %	19	21	
% of Funds Disbursed	90.94 %	92.88 %	10	87.58 %	63	63	
Leveraging Ratio for Rental Activities	8.45	7.11	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	90.72 %	94.18 %	13	82.17 %	47	40	
% of Completed CHDO Disbursements to All CHDO Reservations***	98.52 %	80.66 %	2	71.17 %	95	95	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.64 %	93.10 %	2	81.54 %	96	92	
% of 0-30% AMI Renters to All Renters***	73.06 %	63.34 %	3	45.68 %	94	89	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.92 %	1	96.19 %	100	100	
Overall Ranking:			In State:	2 / 15	Nationally:	99	98
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,947	\$26,454		\$27,510	516 Units	51.50 %	
Homebuyer Unit	\$21,888	\$20,065		\$15,239	182 Units	18.20 %	
Homeowner-Rehab Unit	\$41,329	\$20,711		\$20,932	130 Units	13.00 %	
TBRA Unit	\$309	\$1,840		\$3,121	173 Units	17.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Snohomish County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,675	\$158,613	\$41,807
State:*	\$117,269	\$120,876	\$26,577
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	81.0	78.0	90.0	0.0
Black/African American:	3.9	2.7	2.3	0.0
Asian:	3.5	7.7	1.5	0.0
American Indian/Alaska Native:	1.0	1.6	1.5	0.0
Native Hawaiian/Pacific Islander:	5.2	1.1	0.0	0.0
American Indian/Alaska Native and White:	0.4	0.5	0.8	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.8	0.0
Asian/Pacific Islander:	2.3	1.6	0.8	0.0

ETHNICITY:

Hispanic	2.3	6.6	2.3	100.0
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HOUSEHOLD SIZE:

1 Person:	56.4	15.9	53.8	0.0
2 Persons:	18.8	27.5	31.5	100.0
3 Persons:	12.4	25.3	4.6	0.0
4 Persons:	8.3	14.8	4.6	0.0
5 Persons:	2.9	9.3	2.3	0.0
6 Persons:	1.0	6.0	2.3	0.0
7 Persons:	0.0	0.5	0.0	0.0
8 or more Persons:	0.2	0.5	0.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.1	14.8	21.5	100.0
Elderly:	40.1	2.2	59.2	0.0
Related/Single Parent:	27.9	36.8	6.9	0.0
Related/Two Parent:	6.6	39.0	10.8	0.0
Other:	3.3	7.1	1.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	54.7	0.0 [#]
HOME TBRA:	1.9	
Other:	13.0	
No Assistance:	30.4	

of Section 504 Compliant Units / Completed Units Since 2001 537

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

Group Rank: 99
 (Percentile)

State Rank: 2 / 15 PJs

Overall Rank: 98
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	90.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	98.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.64	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

